



LONDON BOROUGH OF HACKNEY - LIVING IN HACKNEY SCRUTINY COMMISSION

Supporting Paper from L&Q for Meeting on 19th February 2020

Item 1 - How are Housing Associations supporting the Council to best meet housing need and to fulfil homelessness duties:	
What arrangements are in place between the Council and Housing Associations around the allocation of Housing Association units?	<p>L&Q are subject to a nominations agreement which specifies that the Council are entitled to at least 50% of 1-bed “true void” vacancies and 75% of 2-bed+ “true void” vacancies. The Council generally are entitled to 100% of new-build properties in the borough though these schemes are subject to additional nominations agreements at the time of development.</p> <p>“True voids” are defined as voids created when the tenant moves to another landlord where no reciprocal arrangement exists, or by death of the tenant where there is no statutory right to succession, or by tenants buying their own property in the private sector, or voids created by eviction or abandonment, or non-priority transfers.</p>
How are the arrangements working to best enable the meeting of housing need and homelessness duties in Hackney?	<p>Properties are allocated in Hackney in line with the criteria set out in the nominations agreement. L&Q hold around 1150 properties in Hackney and the majority of these are family-sized homes. As such, turnover of void properties is low. Year to date there have been 14 void properties in Hackney.</p> <p>L&Q are not specifically aware of any scheme to directly assist homelessness duties but will allocate according to the nomination received from the Council.</p>
What approaches are in place to enable tenancy take up and sustainment in Housing Association units?	<p>L&Q have adopted a new home standard that gives residents the best possible start to their tenancy. These new measures, together with an existing affordable rent policy linked to local incomes and a £250 million long-term investment in communities to build skills and opportunities demonstrates L&Q’s commitment to tackle social stigma and ensure that everyone has a safe, secure and quality home they can afford.</p>